

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30183

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

FRIDAY, JANUARY 16, 2026
AT 11:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SQUARE STOCK IRON PIN ON THE NORTHEASTERN SIDE OF BONNIEBROOK ROAD, A/K/A TOWNSHIP ROAD 810, AT THE NORTHWEST CORNER OF PROPERTY OF NOW OR FORMERLY R. LOVE; THENCE SOUTH 0 DEGREES 2' 23" EAST 191.29 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40' 0" WEST 374.54 FEET TO A POINT ON THE NORTHWESTERN CORNER OF LOT OF NOW OR FORMERLY DEANP. SCHNUR, ET UX, WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE FROM TRUE PLACE OF BEGINNING ALONG LANDS OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, AND LANDS OF GEORGE F. SPINNEWEBER, ET UX, SOUTH 0 DEGREES 47' 18" EAST 175 FEET TO A POINT; THENCE ALONG LANDS OF GEORGE F. SPINNEWEBER, ET UX, THE FOLLOWING COURSES AND DISTANCES: NORTH 81 DEGREES 51' 24" WEST 303.67 FEET TO A POINT; NORTH 0 DEGREES 47' 18" WEST 125 FEET TO A POINT; NORTH 88 DEGREES 40' 0" EAST 300 FEET TO A POINT, BEING THE PLACE OF BEGINNING. BEING PARCEL A IN THE GEORGE F. SPINNEWEBER SUBDIVISION RECORDED AT PLAN BOOK 124, PAGE 6, AND CONTAINING 1.03 ACRES AND HAVING ERECTED THEREON A DWELLING HOUSE.

TOGETHER WITH FREE AND UNINTERRUPTED USE, LIBERTY, AND PRIVILEGE OF, AND PASSAGE IN ALONG, TOGETHER WITH FREE INGRESS, EGRESS AND REGRESS ALONG A CERTAIN 50-FOOT RIGHT OF WAY IN COMMON WITH GEORGE F. SPINNEWEBER OR HIS SUCCESSORS, AS SAID RIGHT OF WAY IS DESCRIBED IN THE PREVIOUS DEED OF RECORD AND SHOWN AT PLAN BOOK 124, PAGE 6. SEE DEED BOOK 1408, PAGE 676 AND DEED BOOK 1154, PAGE 117 AND DEED BOOK 1408, PAGE 685.

BEING KNOWN AS DISTRICT 29, MAP 1F151, PARCEL 2D.
COMMONLY KNOWN AS 721 BONNIEBROOK ROAD, BUTLER, PA 16002.

BUTLER COUNTY TAX PARCEL I.D. NO.290-1F151-2D-0000
PROPERTY ADDRESS: 721 BONNIEBROOK ROAD, BUTLER, PA 16002
UPI / TAX PARCEL NUMBER: 290-1F151-2D-0000

Seized and taken into execution to be sold as the property of LOUIS G. DAWSON in suit of PNC BANK, NATIONAL ASSOCIATION.

TERMS OF SALE: As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:
TUCKER ARENSBERG, P.C.
PITTSBURGH, PA 412-566-1212

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania